

SEVERAL DEALS IN MOTION

Market Waiting Results of the Coming Elections.

Otherwise the Situation Is Full of Promise for This Time of Year.

Increasing Inquiries for Investment in District Property.

The real estate situation during the past week may be said to have been more remarkable for what was in expectation than for what was really done. Actual transactions of importance were few, if any; but several deals of considerable magnitude, the details of which are not yet divulged, were set in motion. In fact, prevailing conditions are best described in one word—waiting. As one prominent broker expressed it, the market just now is dull, by reason of the uncertainties involved in a Presidential election. Although, said this broker, the general opinion favors the election of Theodore Roosevelt, in which event Washington will experience an unusual season in the real estate business, there is still the shadow of a possibility of Democratic success, which, in his opinion, would serve to depress values, even if only temporarily, and for the time being, would check investments. Apart from these considerations, he regarded the situation as full of promise. The constantly increasing inquiries of out-of-town parties concerning Washington real estate, both for residential purposes and for speculative investment, indicate how strongly the present and prospective value of this class of property in the District is appreciated all over the country.

In the building line fair activity continues. Most of it relates to the erection of more or less elaborate apartment houses and dwellings, but a few buildings for business uses are also under advisement.

Virginia Lands in Demand.

While Washington real estate is prominent in the eyes of intending investors, land in the adjacent sections of Virginia and Maryland, especially the former, is looked upon most favorably by Western land companies who are charged with procuring suitable lands for settlement by German and Swedish agriculturists, either in colonies or on individual homesteads. One of these companies whose headquarters is in Wisconsin has recently bought large tracts in Virginia, within a radius of fifty miles from this city, on which the everywhere coveted farmers from Germany and Scandinavia are to find homes and farms. Land deals of this character may not be of direct interest to the property holding classes in Washington or vicinity, but yet they can hardly fail to influence, sooner or later, values in the outlying suburban districts whose interests center more or less directly in the National Capital. The movement of these Western companies also cannot fail to attract the interest of those local dealers who make a specialty of agricultural lands in the vicinity of the District.

Deal for F Street Property.

A deal is pending for a piece of property on the north side of F Street, between Thirteenth and Fourteenth, the amount involved being about \$60,000. The parties interested are extremely reticent concerning the matter, for which reason it has been impossible to ascertain the exact location of the property. The deal is likely to be closed within the next few days.

Plans for Apartment Houses.

Architect B. Stanley Simmons has perfected plans for a five-story apartment house in Nineteenth Street, between G and H northwest, for Thomas S. Evans. The dimensions of the building will be 75 feet front by 114 feet depth, and the front will be of gray brick and Indiana limestone. There will be twenty-five apartments of five and six rooms and bath, all provided with the latest improvements and conveniences. The building will abut on alley and be located the same distance from the party line on the other side, making it a detached edifice. Electric elevators and steam heat will be installed.

Architect Julius Wenig has let the contract for the erection of a three-story and cellar business and dwelling house for Frank Geler's Sons, undertakers, at 1113 Seventh Street northwest. The dimensions will be 20 feet by 75 feet, and the front is to be of brown stone up to the second story, and from there up of brick with a copper bay. The cellar will contain a coal room and a morgue and several store rooms; the first floor will have office, chapel and workshop, and the second and third stories will be used for living purposes. The entire building will be trimmed out in oak, and all the plumbing and heating appliances will be up to date.

Two-Story Flats.

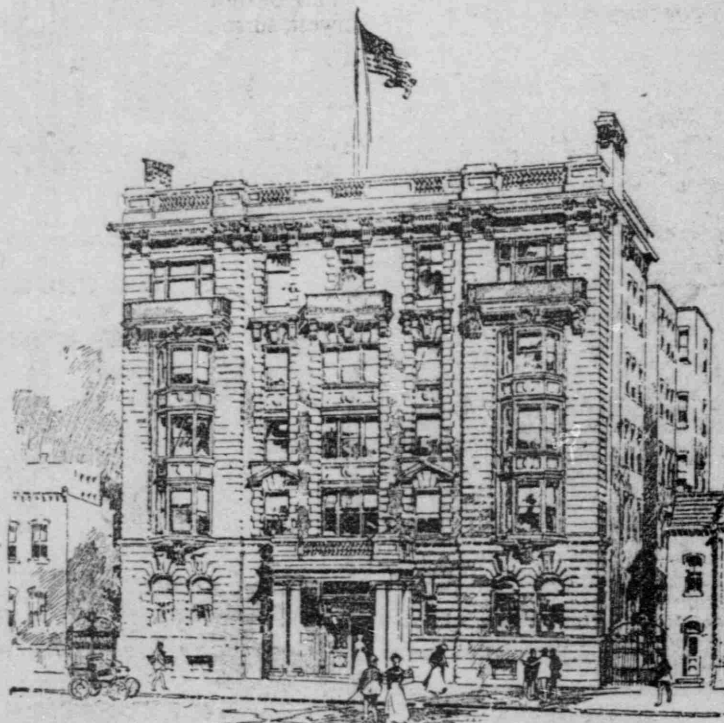
Mr. Wenig has also prepared plans for three two-story apartment buildings at Twenty-seventh and L Streets northwest, of 25 feet front and 55 feet deep. The fronts will be of red brick with limestone trimmings, and each house will contain four and five room apartments. The bathrooms will be tiled and provided with modern plumbing.

The same architect has made plans for a three-story and cellar apartment building on North Capitol and F Streets, a store to be placed on the corner. The dimensions of the building will be 18x56 feet, and the front will be of red brick and limestone. Each apartment will contain five rooms and bath, and the building will be heated with hot water. Mr. Wenig has also plans for remodeling the building, 27 N Street northwest, and to convert it into an apartment house, for which purpose an addition of 2x16 feet is to be erected. When completed, the building will contain a number of four and five-room apartments all in modern style.

Orders for Churches.

Architect A. O. von Herbulst, of this city, who is a specialist in church architecture, has commissions for plans for Holy Trinity Church, Chicago, to cost \$200,000; for the Immaculate Conception Church at Tuckahoe, N. Y., to cost

NEW APARTMENT HOUSE.



To be built on Nineteenth St., between G and H Sts., for Thomas S. Evans.

\$20,000, and for the remodeling of St. Peter's Church, in Barclay Street, New York, the oldest Catholic Church in the United States, at a cost of \$80,000.

Elegant Residence.

Charles Hinkle, of Cincinnati, who recently bought two large lots on the south side of Massachusetts Avenue, between Twenty-second Street and Sheridan Circle, has given orders to a New York architect for plans for a magnificent residence. The full width of the lots—eighty-four feet—will be taken for the front of the house, the center portion of which will be recessed so as to afford room for two wings, thus forming an open square. The central court thus created will be treated horticulturally, and will be made to form a part of the Italian garden which will take in the rear of the lots running back to Q Street.

On the ground floor, arranged in English basement style, will be the bachelors' rooms, billiard room, baths, and in the rear kitchen and storerooms. On the main floor will be the drawing room, library, dining room, and apartments for Mr. and Mrs. Hinkle. On the second floor will be the guests' chambers, children's rooms and servants' rooms. Westcott & Storey, real estate brokers, who sold the site, will be in charge of building operations.

Architect Haller has planned six three-story houses to be built on Maryland Avenue, between Ninth and Tenth Streets northeast. They are to have fronts of light brick, be heated by hot water, and have the interiors finished in hard wood. A row of ten similar houses has been planned by the same architect for the corner of Rhode Island Avenue and North Capitol Street. Six three-story apartment houses to be erected on the east side of Seventh Street, between F and G northeast, and five two-story houses at F and Elliott Streets, have also been planned by Mr. Haller.

Alexandria County Subdivision.

Real estate in Alexandria county has, for the past few years been enhancing in value slowly but steadily. There has been no sudden jump in prices for a season, due to skillful advertising and manipulation, but a healthy growth, due to the fact that this section has been settled by people who own their homes and take a personal interest in the welfare of the community.

The Old Dominion Electric Company, backed by the Goulds and the Wabash Railroad interests, is pushing the work on its double track road, which will traverse the most beautiful section of country in this region; running as it does along the bluff overlooking the upper Potomac, at an elevation of 500 feet above the city. In this neighborhood, about two and one-half miles from the Aqueduct Bridge are the beautiful homes of Admiral Rixey, Dr. Johnson, Admiral Weaver, and many

other prominent Washingtonians. George N. Saegmuller is building a \$50,000 mansion in the vicinity.

The new subdivision, Lyon's Addition to Clarendon, which has just been placed on the market by the real estate firm of Craig & Taggart, is about one and a half miles from Georgetown, on the Falls Church Electric Railway. The property is situated on a high plateau overlooking Fort Myer, Arlington, and Washington. It is beautifully laid off and set in shade trees. The streets are wide, the main avenue being eighty feet. Although on the market for a few days only, the lots are selling off rapidly, the many advantages offered, the low prices of lots and the easy terms of sale, making the proposition very attractive one. Free transportation is furnished to the property.

The work of laying the car tracks across the bridge is being pushed rapidly, and when completed, will enable people living in Lyon's Addition to reach the union station, Georgetown, in eight minutes or less.

Craig & Taggart are making a specialty of Alexandria county property, not only in the line of subdivision, but in large home sites and acreage.

Special arrangements have been perfected by Craig & Taggart whereby home builders in this subdivision will receive three months' free transportation from the Falls Church electric road.

Real Estate Sales.

The real estate corporation of Stone & Fairfax continues to report a large volume of business, the sales made by them this spring, they state, greatly exceeding those of any previous year. Among the recent sales, by them are the following: For Harry B. Wilson, \$14,000, 1448 and 1450 Chapin Street; for Harry Wardman, \$12,000, two flats, 37 and 39 Quincy Street northwest; for M. L. Johnson, 374 Thirteenth Street northwest, \$4,750; for M. Downing, 628 G Street northeast, \$4,900; for M. Kaiser, 2019 and 2023 Eleventh Street northwest; for A. K. Grimes, 1232 Florida Avenue northeast, \$3,400; for L. A. Douglass, 430 Rhode Island Avenue northwest, \$4,500; for John M. Henderson, 509 L Street northwest, \$3,250; for A. Barnett, lot on Willard Street, between Seventeenth and Eighteenth Streets; for A. Dalley, 922 T Street northwest; for M. S. Milliken, 925 and 928 Q Street northwest; for M. Ainsworth, 47 Florida Avenue northwest, \$4,500; for M. A. Hammerley, 233 Second Street northwest, \$4,500; for C. S. Tainter, 15 Q Street northwest, for C. E. Johnson, 1353 and 1355 F Street northeast.

Moore & Hill, real estate brokers, have sold for Mrs. Mathilde Goldschmidt, to Franklin T. Sanner, a lot on south side T Street, between Thirteenth and Fourteenth Streets northwest. The size of this lot is 75 feet front, and a depth of 100 feet. It is stated to be Mr. Sanner's intention to erect an apartment house in this site.

Moore & Hill have also sold 1707 Sixth Street northwest, for Mrs. Sarah R. Hallam, for \$1,000; for Isador Saks, 1733 Tenth Street northwest, for \$3,750; for John G. Campbell, premises 1916 and 1918 Baltimore Street, Washington Heights, for \$2,200 each; for George S. Cooper, 447 and 449 Tennessee Avenue northeast; for Frank M. Willis, to Mrs. Ruth E. Johnson, 25 T Street northeast, for \$4,600. The same firm has sold a large piece of ground to Harry Wardman, the contractor, who intends to improve the same at once.

Negro to Exhibit at Jamestown Exposition

Enterprise Will Show Progress of the Race Company Organized at Richmond. President's Approval Gained.

The Jamestown Exposition, which will be held at Hampton Roads in commemoration of the first permanent English settlement in America, will be the first exposition in which the negro will have a prominent part.

A stock company, known as the Negro Development and Exposition Company of America, whose entire membership are negroes, has been organized under the laws of Virginia. This company has undertaken to have a negro exhibit at the Jamestown Exposition such as the world has never seen.

Headquarters at Richmond.

It has opened headquarters in Richmond, and is preparing to canvass the country thoroughly for the project. The success with which negro solicitors have met in raising funds to fight the new Southern constitutions shows that they may be depended upon to "pull out" most liberally for this enterprise.

A bill is now pending in Congress to pay to this company \$2,000,000 of the bounties due the negro claimants growing out of the civil war, and which have never been presented.

President Roosevelt is interested in the project. At a recent interview Giles B. Jackson, the director general of the company, had with him, the President said he would be glad to do all proper to assist the negroes in their enterprise.

He intimated he would recommend to Congress an appropriation for the purpose.

Jackson says the organization is confident of appropriations from most of the Southern States, because of the fact

they want to see just what their ex-slaves have accomplished.

Local Organizations.

The first step the organization will take will be to organize local companies in every town and city in the various States, after which the rural districts will be canvassed. It is expected that white people, especially in the South, will contribute to the finances of the movement. The governor of every Southern State will be asked to recommend an appropriation toward the State's exhibit.

The whole country will be ransacked to show what progress the race has made since its emancipation, and native Africans will be brought over to make the exhibit the more impressive. Showing, as it will, at a glance, the progress of the race, the negro exhibit will prove one of the greatest object lessons of a great, international exposition.

TICKET ON "ANKLE EXPRESS" SAVES NEGRO JAIL TERM

A penalty of \$50 fine or 150 days in jail was imposed upon William Marvel in the Police Court yesterday and execution of the sentence afterward suspended by Judge Scott.

Marvel was passing through the city, and carried a razor with him for shaving. Policeman Brooks arrested Marvel on suspicion of being a vagrant, and found the razor on him.

Marvel promised to take the "ankle express" and get as much distance as possible between himself and Washington.

REAL ESTATE---CITY AND SUBURBAN.

SOME RIVERDALE HOMES

Lots 60x150 Feet,
\$100 to \$500

Houses,
\$1,600 to \$4,500



Twenty-two new houses being erected to meet demand. 7 per cent off allowed for cash. 10 per cent off allowed for cash to those that build. Building material at wholesale prices. Concrete walks free. Transfers are good on the cars leaving Treasury and running on G and Fifth Streets. Trolley and B. & O. R. R. run through the heart of the subdivision.

SEE US.

RIVERDALE PARK COMPANY

RIVERDALE, MD.

Phone 241 Hyatts.

An Exceptional Opportunity to Secure a Fine Home at the Unusually Low Price of
\$3,750

In Bloomingdale the Same Houses Are Selling for \$4,500.

Terms: \$350 Cash--Balance \$20 Per Month With Interest on All Deferred Payments at 5%.

First floor--Parlor with large cabinet mantel and beveled plate glass mirror; reception hall; large dining room; pantry and large kitchen.

Second floor--Three good-sized bedrooms and tiled bath, with best of porcelain tub and porcelain wash stand, nickel plumbing.

The first floor is finished in hardwood, and none of the woodwork in these houses is painted, all hand-doled.

Very large cellar, with high ceiling and fine furnace. Large rear yard to 20-foot paved alley. Cement walks front and back.

If you are thinking of purchasing a house, come and look at these houses at once. One house is decorated, and those purchasing now can select their own decorations.

Look at 1009 10th Street northeast, two squares from the H Street cars. This street is concreted and has granolithic sidewalk.

B. F. SAUL CO.,

7th and L Streets N. W.

Phone No. 117.

ANACOSTIA REAL ESTATE.

ANACOSTIA REAL ESTATE

6-room house and lot, if sold at once, \$1,200; 6-room house, large lot, \$1,600; 2 1/2-room houses, easy terms, \$900; 7-room cottage and 2 lots in Congress Heights, cheap at \$2,500; 16-room cottage on heights overlooking Potomac, a. m. l., \$4,500; lots in Anacostia, \$350 to \$600. We have several unimproved acreage tracts, 10 to 40 acres, within 8 miles of city; can sell these \$80 to \$150 per acre. Farms of all descriptions for sale. Write, 'phone or call.

JORDAN & RICHARDSON, Anacostia, D. C.

WANTED--HOUSES.

WANTED--At once, desirable 6 to 8-room houses to rent and sell; any section; prompt and efficient service; 15 years' experience; drop postal to SAM'L T. SMITH & CO., 1321 G St. N.W. my14-3t

EVERY REAL ESTATE FIRM has its individual patronage and personality. It is a mistake to tie the sale or rental of your property up to a single firm. Nothing is pigeonholed in our office. Nothing allowed to die. The prestige of our location, the exertion expended upon your property, and our close application to your business justify your patronage.

CRAIG & TAGGART, S. W. Cor. 13th and F. Entrance, 628 13th my14-3t

Buy a Home Site

for \$125

\$10 Down
\$5 Month

No Interest. No Taxes until paid for.

We furnish three months' free transportation to everyone buying a homestead in this subdivision.

Only 10 minutes ride from Georgetown; 250 feet above the city; on Falls Church Electric Railway (tracks are now being built across Aqueduct Bridge); 5c fare; school children, 3c. First class store on property, also postoffice, churches, and school.

Money advanced to build; houses sold on reasonable monthly payments. On account of increased electric railway facilities property will double in value inside of two years.

Information and plat of property and free transportation at office of

Craig & Taggart

13th and F N. W.

Entrance 526 13th St.

GEORGETOWN REAL ESTATE.

HOMES AND INVESTMENTS. Real estate in Georgetown is increasing in value at a healthy rate. We know Georgetown property thoroughly and control all the best home and investment propositions.

THE MILLER-SHOEMAKER Real Estate Co. (Inc.), 1323-1325 22nd St. Phone West 44.

Prices, \$3,450 to \$3,650. New York Avenue and North Capitol Street. Gray Stone and Brick Fronts.



The Best Modern House in the District for the Money.

They Are Selling Fast. Don't Wait. Buy Now.

Desirable location, southeastern exposure, on wide avenue, within easy walking distance of the Government Printing Office. On two car lines. Large lots. Rented for \$35 and \$35.50, and are always rented. Desirable for homes or investments.

Also six-room bricks on O Street in same square. Rented for \$17.50. Prices, \$2,450 and \$2,550.

S. W. Pickford, (Sole Agent), 311 Colorado Building.